

# Independent Citizens' Bond Oversight Committee

## Minutes of Regular Meeting

July 9, 2024

(Approved September 10, 2024)

### I. Call to Order

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, May 14, 2024, in meeting room OC1054 at the Oceanside Campus. Chair Mazur, called the meeting to order at 2:02 p.m.

### II. Roll Call

Committee members present:

- Eleanor Evans
- Michael Krival
- Ellen Marciel
- Josh Mazur
- Amy McNamara
- Brandon Quandt

Committee members not present: Bill Howe

Others present:

- Ed Dajani
- Tim Flood
- Tom Macias

### Approve Remote Attendance Resolutions

#### A. Resolution Number 3-2024 Appear Remotely Due to Just Cause

Member Howe requested to appear remotely for Just Cause under the modified teleconference rules established by AB2449.

By motion of committee member Evans, seconded by committee member McNamara, Resolution 3-2024 was approved.

Vote: 5-0-0

Aye: Evans, Krival, Marciel, McNamara, Quandt

Nay: None

Abstentions: None

#### B. Resolution Number 4-2024 Appear Remotely Due to Just Cause

Member Krival requested to appear remotely for Just Cause under the modified teleconference rules established by AB2449.

By motion of committee member Evans, seconded by committee member McNamara, Resolution 4-2024 was approved.

Vote: 4-0-1

Aye: Evans, Marciel, McNamara, Quandt

Nay: None

Abstentions: Krival

### III. Approve Meeting Minutes

A. Meeting of May 14, 2024

By motion of committee member Marciel, seconded by committee member Quandt, the minutes of the meeting of May 14, 2024, were approved by a roll call vote.

Evans: Aye  
Krival: Aye  
Marciel: Aye  
McNamara: Aye  
Quandt: Aye

**IV. Public Comment On and Not on the Agenda**

None

**V. Changes in Agenda Order**

None

**VI. Advisory Committee Reports**

**A. Construction**

The Construction Subcommittee met on June 25, 2024, Marciel reported - walked the Media Arts project. exciting walk, building was lovely, staff was knowledgeable and helpful with answering questions.

**B. Finance**

The Finance Subcommittee met on June 11, 2024. Members reviewed contracts and change orders. There were no changes to the overall budget.

**VII. Staff Standing Reports**

**A. Status of Projects**

There are currently 17 active projects and 22 completed projects, 3 projects not yet started, with \$398M in commitments and \$341M in expenditures as of April 2024.

Community Learning Center – Project Updates

Completed Projects

- Arby's Demolition
- New Monument Signage and Entryway Gateway
- New Student Services Building
- Buildings 100 + 200 Renovation

Active Projects

- Solar Project – In Design: \$1.5M. The project is currently in design with a late-summer / early Fall 2024 anticipated DSA submission date.

San Elijo Campus – Project Updates

Completed Projects

- B600 Modernization

- B300 Modernization
- B500 Renovation
- B1100 New Student Services & Administration
- B200 Renovation
- Swing Space
- Central Campus Quad and Landscape
- B100 Renovation
- B400 Renovation
- B900 Renovation
- Underground Utilities

#### Active Projects

- Path of Travel Upgrade – Procurement: \$500K. This project has been designed and approved by DSA and by Coastal Commission. This project has been bundled and bid with the Recycled Water project. It was awarded to Armstrong Cal Builders. Armstrong mobilized last week, and construction has started. Completion is anticipated Winter 2024.
- Solar Project – Design: \$2M. The project is currently in design with a late-summer / early Fall 2024 anticipated DSA submission date. Currently exploring alternate foundation options to comply with DSA requirements.
- Miscellaneous Enhancements – Construction: \$1.3M. Approvals were received from Olivenhein Water District and the San Diego Health Department. This project has been bundled and bid with the Recycled Water project. It was awarded to Armstrong Cal Builders. Armstrong mobilized last week, and construction has started. Completion is anticipated Winter 2024. MiraCosta received a \$14,625 grant from the Metropolitan Water District SoCal Water Smart Rebate Program.

#### Oceanside Campus – Project Updates

##### Completed Projects

- North Storm Drain Repair
- Track and Field Support Renovation
- New North Campus Parking Lot 4C Ex – Phase 1
- New Parking Lot 5A
- Strong Workforce Development Lab/Trailer
- B1000 Administration Renovation (DSA Closeout)
- Building 2000 Theatre Lighting

##### Active Projects

- New KHAN Building and Gym Building - Closeout: \$41.4M. Users are now utilizing the spaces. Demo of the existing Gym & KHAN buildings is complete and Phase 3 work for site upgrades will be completed this month.
- New Allied Health Building – Construction: \$29.8M. Users are now utilizing the spaces. Phase 3 work for site upgrades will be

complete this month. The date for the ribbon cutting ceremony is August 21st at 10 am.

- New Student Services Building – Construction: \$62.1M. Continuing to installing finishes in the building, start up mechanical equipment, and completing site work around the project. Furniture delivery started yesterday, and occupancy is being planned for early Fall of 2024. Ribbon cutting will be in late October/early November.
- New Chemistry & Biotechnology Building – Construction: \$46.9M. Installation of interior finishes and lab casework continues within the building as exterior flatwork and landscaping has continues as well. The project is on track to completing Fall 2024 with occupancy planned for Winter 2024-2025.
- OC Pedestrian Bridge Repair - • CW Driver & HED team has submitted the documents to DSA with approval anticipated for this summer.
- OC New Arts and Media Building – Construction: \$25.9M. Exterior wall framing and stucco system nearly complete. Exterior wall tile has also started. Interior framing & drywall installation continues as well as MEP overhead rough-in installation. Site grading and flatwork ongoing through the summer. Completion scheduled for late Fall 2024 with occupancy is currently planned for Spring 2025.
- OC B1200 Library Renovation – Closeout: \$32.5M. Users and students are now utilizing the spaces. Roofing replacement project started early summer and is anticipated to complete August 2024. Open House event is scheduled for September 5<sup>th</sup> at 9am.
- OC3000 Series Renovation – Design: \$69.3M. The project has been submitted to DSA for review with Construction anticipated to begin Fall 2024. Construction on the Swing Space project started early June and will be complete early August in time for start of the Fall semester. Classrooms and offices from 3100 and 3200 will be moving to the Swing Space (T200s).
- OC4500 Science Renovation – Design: \$35.5M. Schematic Design Phase meetings continue through July 2024. Planned occupancy is slated for Summer 2027.
- Wayfinding and Signage – Design: \$4.3M. Design team has updated the wayfinding standards to include new building numbering. Presented monument sign concepts to the Campus Advisory Committee and EMT. DLR working on cost estimates.
- Solar Project – Design: \$16M.
- Campus Wide-ADA and Utility – Ongoing: \$2.5M
- Swing Space – Ongoing: \$9M
- Security Camera Project - Design: \$700K

#### Upcoming Projects

- Renovation for Professional Development: \$3.8M
- Stair Removal and Bridge Repair: \$1.5M

## **B. 5 Year Capital Construction Plan**

The district is required to submit a five-year capital improvement plan to the state's chancellor's office each year. The list of projects goes to the board each June for approval and is submitted to the state by July 1<sup>st</sup>. The plan is also used to reset the budget annually.

Changes that were highlighted included:

- SAN Bldg 1100 - Savings of \$111K
- SAN Reno Central Quad - Savings of \$191K
- SAN Reno Mech & Elec - Savings of \$29K
- SAN – Misc Enhancements - Increase of \$900K after bid proposals using district funds
- SAN – Path of Travel – Increase of \$125K after bid proposals augmented with other SAN project savings.

The largest changes to the budget were non-bond and therefore not highlighted.

**C. Status of Contracts Let**

- Design-Build Request for Qualifications/Proposals (RFQ/Ps)
  - Responses for QC Professional Development B4700 Project RFQ were submitted and scored by the selection committee in late June. Results will be posted on 7 /10 with RFPs, interviews and selection following with a contract slated for board approval early Fall 2024.Hard Bid Procurements
- Hard Bid Procurement
  - SAN Recycled Water Installation and Path of Travel projects were bundled and bid end of May. Armstrong Cal was the selected bidder.
- Consultant Procurement
  - N/A

**D. Status of Finance (Cost to Date)**

The committee reviewed the budget executive summary through April 2024. No budget changes to the overall budget were noted.

**X. Items for Future Agendas**

None

**XI. Adjournment**

Chairperson Mazur adjourned the meeting at 2:50 pm.

**Minutes Approval:**

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Josh Mazur  
Committee Chair

**Resolution Number 3-2024**  
**Appear Remotely Due to Just Cause**

WHEREAS, William Howe requested to appear remotely due to just cause at the start of the meeting.

WHEREAS, William Howe's just cause is a need related to a physical or mental disability that is not otherwise accommodated.

WHEREAS, William Howe advised that 0 individual(s) whom is/are 18 years or older is/are present in the room.

WHEREAS, William Howe can participate through both audio and visual technology.

WHEREAS, William Howe's remote participation in this meeting does not exceed their remote participation for more than two meetings within this calendar year.

NOW THEREFORE, the Independent Citizens' Bond Oversight Committee hereby resolves as follows:

1. That the foregoing recitals are true and correct and incorporates them by this reference.
2. That William Howe may participate remotely during the meeting today's meeting held on July 9, 2024.

**PASSED AND ADOPTED** by the Independent Citizens' Bond Oversight Committee of the District by the vote of its Members on the July 9, 2024, as follows:

AYES: Evans, Krival, Marciel, McNamara, Quandt

NOES: None

ABSTENTIONS: None

ABSENT: Howe

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Chair, Josh Mazur

**Resolution Number 4-2024**  
**Appear Remotely Due to Just Cause**

WHEREAS, Michael Krival requested to appear remotely due to just cause at the start of the meeting.

WHEREAS, Michael Krival's just cause is a need related to a physical or mental disability that is not otherwise accommodated.

WHEREAS, Michael Krival advised that 0 individual(s) whom is/are 18 years or older is/are present in the room.

WHEREAS, Michael Krival can participate through both audio and visual technology.

WHEREAS, Michael Krival's remote participation in this meeting does not exceed their remote participation for more than two meetings within this calendar year.

NOW THEREFORE, the Independent Citizens' Bond Oversight Committee hereby resolves as follows:

3. That the foregoing recitals are true and correct and incorporates them by this reference.
4. That Michael Krival may participate remotely during the meeting today's meeting held on July 9, 2024.

**PASSED AND ADOPTED** by the Independent Citizens' Bond Oversight Committee of the District by the vote of its Members on the July 9, 2024, as follows:

AYES: Evans, Marciel, McNamara, Quandt

NOES: None

ABSTENTIONS: Krival

ABSENT: Howe

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Chair, Josh Mazur